

1 COMMUNITY INPUT MEETING \*

2 VILLAGE AT FOREST LAKES \*

3 SITE PLAN - LOT 2 \*

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The above captioned Community Input Meeting  
was held on Tuesday, July 14, 2009, at The Knights of  
Columbus Hall, 23 Newport Drive, Forest Hill, Maryland  
21050, at 7:01 p.m.

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20 Reported by:

21 Sandra A. Judd

1 APPEARANCES:

2 JOSEPH F. SNEE, JR., ESQUIRE

3 Law Offices of Gessner, Snee, Mahoney  
4 & Lutche, P.A.

5 11 South Main Street

6 Bel Air, Maryland 21014

7 On behalf of the Developer

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14 ALSO PRESENT: Kevin L. Small, Project Planner,  
15 Frederick Ward Associates

16 Torrence M. Pierce, Project Engineer,  
17 Frederick Ward Associates

18 Suzanne Turner, Legal Assistant,  
19 Gessner, Snee, Mahoney & Lutche

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## P R O C E E D I N G S

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MR. SNEE: Good evening, everyone. Welcome to the Community Input Meeting for the Village At Forest Lakes Lot 2 which is at Osborne Parkway and Maryland Route 24. Pursuant to a law enacted by the County Council on May 25th, 2007 a developer is required to hold a Community Input Meeting to solicit input from the community on the proposed development.

My name is Joseph Snee from Gessner, Snee, Mahoney & Lutche, 11 South Main Street, Bel Air, 21014. Our phone number is (410) 893-7500, and also from my office is my Legal Assistant, Sue Turner, representing the developer on legal issues. Tonight it is Kevin Small and Tory Pierce from Frederick Ward Associates, the civil engineers for the project. And Mr. Small will be making a presentation shortly.

Just by way of bookkeeping items, the law does require us to mail out letters to adjacent property owners. And I want the record for the court reporter to reflect that those, in fact, were mailed

1 out June 24th, 2009 to all adjacent property owners.

2 We also provided a hand-delivered letter to  
3 the Department of Planning and Zoning on June 25th,  
4 2009 notifying of our Community Input Meeting. That  
5 was also posted on the Department of Planning and  
6 Zoning's website, as well.

7 The County Council was notified by  
8 hand-delivered letter of the Community Input Meeting on  
9 June 25th, 2009.

10 The law additionally requires us two weeks  
11 prior to the scheduled meeting to post the property  
12 pursuant to a Department of Planning and Zoning sign.  
13 We, in fact, placed the two signs on the property, one  
14 facing Osborne Parkway, the other facing the right of  
15 way off Route 24. And those were posted on June 29th,  
16 2009.

17 Subsequent visits to the site revealed they  
18 were down and they were reposted. And when I drove by  
19 tonight, they, in fact, were both up advertising  
20 tonight's Community Input Meeting.

21 Additionally, we're required to advertise

1 the Hearing, or the Meeting I should say, for two  
2 executive weeks in The Aegis and The Record. The Aegis  
3 was, in fact, contracted for, and the Community Input  
4 Meeting appeared on Wednesday, June 17th and Wednesday,  
5 June 24th, 2009 and in The Record on Friday, June 19th  
6 and June 26th, also a Friday.

7 The purpose of the Meeting is to allow the  
8 developer to provide information to the community  
9 regarding the proposed development and allow citizens  
10 to ask questions and to make comments and suggestions.  
11 At the conclusion of the Hearing the court reporter  
12 will type up the transcript. It will be filed with the  
13 Department of Planning and Zoning and it will be  
14 available on the website, as well.

15 Mr. Kevin Small, if you would come forward  
16 and make the presentation. And after that we'll be  
17 happy to answer any questions or comments you may have.

18 Kevin?

19 MR. SMALL: Let me orient everybody. I  
20 think everybody probably knows what we're talking about  
21 here. But this (pointing) is the overall site for the

1 Village At Forest Lakes. Previous plans that have been  
2 presented related to other parts of the Village At  
3 Forest Lakes are the Kohl's department store site plan,  
4 the Freedom Federal Credit Union site plan, and then  
5 the subdivision for the entire property. The  
6 subdivision included approximately a 1.2-acre parcel at  
7 the corner of Osborne and Route 24, and then about a  
8 three-quarter-acre parcel for the Freedom Federal site  
9 plan.

10 The subject of tonight's development is the  
11 site plan at the corner of Osborne and Route 24. The  
12 larger plan is on this (pointing) easel. The intent  
13 here is to basically do retail service uses on the  
14 property. The idea is to push the building as close to  
15 the road as possible to be able to get architecture  
16 onto the -- onto each of the roads to be able to kind  
17 of tie that corner down at -- somewhat similar to  
18 what's being done across the way with the bank, except  
19 for at this point we're not going to put any parking in  
20 between our building and the road.

21 Where the intent is also -- a landscape

1 plan will be submitted to the County, but the intent is  
2 to also do the same type of landscaping as also done  
3 across the road with the -- with the bank. And when I  
4 say across the road I mean across Osborne Parkway.

5           We have, again, about 10,800 square feet.  
6 If you recall, the first concept plan that we came  
7 forward with when the entire site was being looked at  
8 was a 11,550-square-foot parcel. This is a reduction  
9 in that and as also in the traffic study was considered  
10 to be a sit-down restaurant in the first plan. This  
11 plan is retail service, so there's a reduction in the  
12 amount of traffic that will be generated by this site  
13 than was first proposed.

14           The stormwater management for the parcel  
15 will also be held -- or treated on the school parcel  
16 which is to the -- to the south on Forest Lakes  
17 Elementary School parcel. That's the same as the  
18 Kohl's and the Freedom Federal. All of that stormwater  
19 management will be treated on that site.

20           The access points will remain the same as  
21 they've always been in all the other site plans; the

1 same access point on Osborne Parkway, full access onto  
2 Osborne, and then there's another access onto Route 24  
3 and then just a right in further down Osborne Parkway.  
4 This is the main access for our parcel and it will feed  
5 into a 54-space parking lot that will -- that the  
6 businesses will front on.

7           One thing to make sure about is that this  
8 building will be treated on all sides. It's not going  
9 to be backing to the road. You're not going to see the  
10 typical kind of service doors and that's it. The  
11 intent here is to treat all the sides of the building  
12 equally so you'll have architectural treatment on all  
13 sides. The -- because the building is a spec building,  
14 that -- some of that architecture has not been  
15 determined yet, but that's the intent and we'll proceed  
16 along those lines.

17           Also, in addition to that, again, the  
18 landscaping overall is -- that we've been talking  
19 about. The service area is located just on the south  
20 side of the building. That will be where all the  
21 building is serviced from, and then the front of the



1 building will face towards the parking lot.

2           The -- we've kept a pedestrian access in  
3 mind. We're going to access out to the existing walk  
4 that's in the State Highway right of way and we also  
5 have an access connection to a walk down on this side  
6 of the access driveway, the north side -- or -- yeah,  
7 northeast side of the access drive.

8           Lighting is going to be no more than 25  
9 foot tall. That's -- the intent is all the lighting on  
10 this (pointing) adjacent to Osborne Parkway will not be  
11 more 25 foot tall versus interior lights would be  
12 taller, around 35 feet on the Kohl's parcel.

13           I think that would wrap it up. The  
14 subdivision for the parcel, overall parcel, has been  
15 recently approved. The site plan for Freedom Federal  
16 will probably be approved in about a week.

17           MR. SNEE: All right. Thank you, Kevin.

18           Now it's the opportunity of the community  
19 to ask any questions, make any comments or suggestions  
20 regarding the proposed development for Lot 2 in the  
21 Village At Forest Lakes.

1 (Hand raised.)

2 MR. SNEE: Yes, ma'am, if you could for the  
3 court reporter -- Sandy, what's your pleasure? Do you  
4 want them to stand here?

5 THE COURT REPORTER: That's okay. They can  
6 just come up here and stand so I can hear them.

7 MS. PINEDA: Debbie Pineda, 2023 Brandy  
8 Drive in Forest Lakes.

9 My question is: Have you had any interest  
10 from any retailers for this particular lot?

11 MR. SNEE: We've had some --

12 MS. PINEDA: And if so, what type?

13 MR. SNEE: We've had some interest from a  
14 restaurant, but there are no signed leases. And what  
15 Mr. Small said --

16 MS. PINEDA: I thought --

17 MR. SNEE: -- it's a spec building. It's a  
18 speculative building in nature.

19 MS. PINEDA: Yeah. I thought you said  
20 there is not a restaurant at this point.

21 MR. SMALL: Well, the -- I was talking

1 about in terms of the traffic study. The original  
2 11,000-square-foot building was going to be one -- was  
3 considered one big sit-down restaurant. Now it's  
4 pulled back to kind of retail service, which would  
5 be --

6 MS. PINEDA: So, it could --

7 MR. SMALL: -- a mix of uses.

8 MS. PINEDA: It could technically be a  
9 fast-food type of situation?

10 MR. SMALL: I don't believe so. I don't  
11 think we're putting in a drive-through, but I'm -- not  
12 according to our site plan.

13 MR. SNEE: No, we have no interest from a  
14 fast-food person as of today.

15 MS. PINEDA: So, really no interest at this  
16 point is -- is what you're saying?

17 MR. SNEE: There are no signed leases.  
18 That is correct.

19 (Hand raised.)

20 MS. HARLOW: I'm Diane Harlow, 1103  
21 Osborne.

1 I'm just going follow up on that a little  
2 bit then because I'm a little curious. With the size  
3 of it -- and it could be a restaurant, but it can't  
4 serve alcohol, right? Because I thought that --

5 MR. PIERCE: That is correct.

6 MS. HARLOW: -- we went through that  
7 already.

8 MR. PIERCE: That is correct.

9 MS. HARLOW: Am I correct? So it's going  
10 to have to be a restaurant that wouldn't serve --

11 MR. PIERCE: The license would have been  
12 conditioned on --

13 MR. SNEE: The I.C.S.C.

14 MS. HARLOW: The Integrated --

15 MR. SNEE: Right.

16 MS. HARLOW: -- Community Shopping  
17 Center --

18 MR. PIERCE: That's correct.

19 MS. HARLOW: -- which I've been saying I  
20 still think it is an Integrated Community Shopping  
21 Center. But you guys keep fighting me, but that's

1    okay.

2                   The other thing I wondered is at the DAC  
3   Meeting on the 17th, Mr. Davenport said -- because I  
4   just -- I'm only just confused about the lots, why it's  
5   not an Integrated Community Shopping Center. And he  
6   said the lots have to have their own parking, their own  
7   entrance, egress, I guess, access, egress, their own  
8   lighting. They have to fit all those little things.

9                   But when I look at these drawings, they do  
10   have their own, but they're also sharing with -- the  
11   big parking lot with Kohl's. And you've all drawn, you  
12   know, two entrances on there. So again, I don't get  
13   it.

14                  MR. SNEE: Well, I wasn't at the DAC  
15   Hearing, so I can't speak as to what Mr. Davenport said  
16   on the 17th. But my understanding is this: For an  
17   Integrated Community Shopping Center it requires 75,000  
18   square feet or more --

19                  MS. HARLOW: Not --

20                  MR. SNEE: -- shared access and shared  
21   parking, in the conjunctive. Now, Kohl's will be able

1 to park itself on one lot. Freedom Federal can park  
2 itself on one lot, and the design for the retail  
3 building can park itself on one lot, so there is no  
4 shared parking. Hence, there is no I.C.S.C.  
5 requirement.

6 MS. HARLOW: But depending about this  
7 restaurant, I mean, I don't know, you know, how many --  
8 if -- if it's a restaurant, obviously, if 56 individual  
9 -- you said there's 56 parking places. If 56  
10 individual people come to eat, they're going to  
11 overflow onto the other parking lot if there's 57 in  
12 separate cars. Do you see what I'm saying?

13 MR. SNEE: Well, I understand your point,  
14 but the legal requirement takes into effect three  
15 things. And all three are not present at this  
16 particular development. Hence, there's no need for an  
17 I.C.S.C. As a practical matter, do people park on  
18 adjacent properties? Yes, we know they do that --

19 MS. HARLOW: Um-hum.

20 MR. SNEE: -- all the time. But that in  
21 and of itself doesn't make it an I.C.S.C.

1 MS. HARLOW: Okay. The other question is  
2 are your -- the storm management that I keep hearing  
3 about, are you guys hooking up with the Kolodner  
4 property, by any chance --

5 MR. SNEE: Stormwater management, Kevin?

6 MS. HARLOW: -- for any -- anything? Are  
7 you hooking up with the --

8 MR. SMALL: For the Kolodner? No, I don't  
9 believe so.

10 MR. PIERCE: Tory Pierce, Frederick Ward  
11 Associates.

12 The sanitary sewer service to the Kolodner  
13 property crosses the back corner of the Forest --  
14 Village At Forest Lake property.

15 MR. SNEE: Right here (pointing).

16 MR. PIERCE: And -- so, what might happen  
17 here -- and it hasn't been finalized yet -- is the  
18 sanitary sewer that's coming up to serve Freedom  
19 Federal might also go over and serve the Kolodner  
20 property. The sewer crosses the -- Kolodner has access  
21 to the sewer on the very back of their property.

1 MS. HARLOW: Um-hum.

2 MR. PIERCE: But they might be able to take  
3 advantage of the sewer that's -- that gets constructed  
4 for Freedom Federal. That way they don't have to build  
5 two separate pipes. So that's the only thing that's  
6 being contemplated.

7 MS. HARLOW: Okay. And is the trash going  
8 to be inside or outside of the building?

9 MR. SMALL: The trash will be --

10 MS. HARLOW: Is that here --

11 MR. SNEE: Right here (pointing).

12 MS. HARLOW: -- to the left?

13 MR. SMALL: Outside. It would be right --

14 MS. HARLOW: Okay. I wasn't quite sure.

15 MR. SMALL: Right there (pointing).

16 MS. HARLOW: Okay. Thank you very much.

17 MR. SNEE: You're welcome.

18 (Hand raised.)

19 MR. METTEE: John Mettee, 1994 Gulfstream  
20 Court.

21 I notice evidently the median strip going



1 down Osborne Parkway is going to be reduced to make --

2 MR. SMALL: Yes.

3 MR. METTEE: -- two left-hand turns, one  
4 straight. Okay. That was something that was never  
5 been -- never been brought up.

6 MR. SMALL: It was a requirement of the  
7 traffic study and a requirement of the -- I believe the  
8 County --

9 MR. METTEE: Um-hum.

10 MR. SMALL: -- and their requirement to  
11 have two left-hand turn lanes.

12 MR. METTEE: Okay. And then one right-hand  
13 turn lane?

14 MR. SMALL: Right. One free right.

15 MR. METTEE: Okay. How is that going to  
16 affect the other side of 24 --

17 MR. SMALL: The --

18 MR. METTEE: -- without the traffic light?

19 MR. SMALL: Are you going to -- you mean  
20 how it would help traffic flows through here  
21 (pointing)?

1 MR. METTEE: Yes, uh-huh.

2 MR. SMALL: I believe it still can line up,  
3 because that's kind of one of the reasons why this --  
4 it was taken this (pointing) way instead of --

5 MR. METTEE: Okay.

6 MR. SMALL: -- going the other way.

7 MR. METTEE: Okay. Because now it's a --  
8 now it is a problem with people trying to go straight.

9 MR. SMALL: Um-hum.

10 MR. METTEE: Okay.

11 (Hand raised.)

12 MS. HARLOW: I'm sorry. This is  
13 Diane Harlow, 1103.

14 I'm looking at this. Do you all know  
15 something we don't know? It says U.S. -- U.M.S.  
16 Assisted Living. Is an assisted living going --

17 MR. SMALL: Is that -- yeah --

18 MS. TURNER: That's --

19 MR. SMALL: -- that be must be an older --

20 MS. TURNER: Yes.

21 MS. HARLOW: Oh.

1 MR. SMALL: Yeah, that was a mis- --

2 MR. SNEE: That's --

3 MR. PIERCE: Yeah.

4 MS. TURNER: That's a misprint.

5 MS. HARLOW: Okay. That was a  
6 little scary.

7 MR. SMALL: That was a typo.

8 MR. PIERCE: That's catty-corner.

9 MS. HARLOW: I mean, that's okay. I'm  
10 not -- I don't --

11 MR. SNEE: It's across the street. But  
12 that is a typo, Ms. Harlow, yes.

13 MS. HARLOW: That's okay. Thank you.

14 MR. SNEE: Okay, anything else?

15 MS. HARLOW: Unh-unh.

16 (Hand raised.)

17 MR. MCGRAW: I'm sorry I missed it. Can  
18 you repeat from the beginning?

19 (Laughter.)

20 THE COURT REPORTER: I'm sorry; can you  
21 state your name?

1 MR. MCGRAW: Um, McGraw.

2 THE COURT REPORTER: Okay. Your full name,  
3 please?

4 MR. MCGRAW: David McGraw. Like Phil and  
5 Tim.

6 THE COURT REPORTER: I'm sorry; if you  
7 could stand up, if you wouldn't mind coming up here to  
8 the front where I can hear you.

9 MR. MCGRAW: It's Dave McGraw.

10 THE COURT REPORTER: Right. Okay.

11 MR. MCGRAW: Like Phil and Tim.

12 THE COURT REPORTER: Okay.

13 MR. MCGRAW: Okay. But I work for a  
14 living. I just ended up with work because I have no  
15 money or talent.

16 A quick question: The new access, is that  
17 going to have a traffic light, as well?

18 MR. SNEE: Its existing signal at that  
19 intersection of Osborne and 24.

20 MR. SMALL: Are you talking about the side  
21 access?

1 MR. PIERCE: No.  
2 MR. MCGRAW: Side access.  
3 MR. SMALL: No. That's --  
4 MR. MCGRAW: No?  
5 MR. SMALL: This -- this access point --  
6 MR. MCGRAW: What's the flow of the traffic  
7 going to do on --  
8 MR. SMALL: You talking about here  
9 (pointing)?  
10 MR. MCGRAW: No, sir. Up 24 --  
11 MR. SMALL: Here (pointing)?  
12 MR. MCGRAW: Up 24 --  
13 MR. METTEE: Up the other way.  
14 MR. SMALL: Here (pointing)?  
15 MR. SNEE: Up --  
16 MR. SMALL: Oh, okay. No, that's not a --  
17 it's not a --  
18 MR. MCGRAW: It's not a what?  
19 MR. SMALL: It's not going to be a traffic  
20 light.  
21 MR. MCGRAW: Oh, okay. But that's a

1 designated entrance?

2 MR. SMALL: Yes.

3 MR. PIERCE: You'll be able to turn left  
4 into the site there --

5 MR. SNEE: Tory, why don't you come up here  
6 and point to it, okay?

7 MR. PIERCE: Sure.

8 MR. SNEE: Because Mr. McGraw has not seen  
9 that before.

10 MR. PIERCE: They both -- there's proposed  
11 a median to be constructed on Route 24 from Osborne  
12 Parkway up to the site entrance. And the access at  
13 this point will be controlled with a left turn into the  
14 site from northbound 24, a right turn into the site  
15 from southbound 24, and we'll have a large  
16 triangular-shaped island requiring all exits from the  
17 site to turn right south onto 24.

18 MR. MCGRAW: Okay. All right.

19 MR. PIERCE: So that's how that's  
20 accomplished.

21 MR. MCGRAW: Then where is the marquee

1 going to be?

2 MR. PIERCE: The signs?

3 MR. MCGRAW: Yeah.

4 MR. PIERCE: I believe we have a sign  
5 that's going to go at the entrance here for Kohl's.  
6 There will be a sign across the way for the bank. And  
7 right now I think we're looking at a sign approximately  
8 at this location (pointing) for the new retail service  
9 building. There'll be directional signage, you know,  
10 within the driveways as you come off the road, too,  
11 just to direct people to the sites.

12 MR. MCGRAW: And will they have esthetic  
13 appeal as you pointed out with the new building, the  
14 landscaping? I'm sure the signs will be nice and  
15 bright, a fluorescent green.

16 MR. PIERCE: That's -- the intent is to  
17 have all three buildings complement each other --

18 MR. MCGRAW: Are you --

19 MR. PIERCE: -- architecturally, and the  
20 signage.

21 MR. MCGRAW: The signs will be a nice

1     fluorescent green or with a blinking light?

2                     (Laughter.)

3                     MR. MCGRAW: Or is that something that you  
4     don't control? Is that what the Kohl's folks control  
5     or the --

6                     MR. PIERCE: Actually, the owners of the  
7     property do have some say in the signage based on -- on  
8     the controls on the property. So, right now nobody's  
9     proposing any flashing -- any flashing signage. I  
10    would imagine the bank would want to have the ability  
11    to post, you know, a change in -- they like to put the  
12    temperature outside, they like to put their interest  
13    rates, you know, on an L.E.D.-style portion of their  
14    sign.

15                    So, I would envision the retail service  
16    building to kind of concentrate its signage on the  
17    building itself because it is, well, you know, a good  
18    proximity right on the roadway.

19                    MR. MCGRAW: Well, does the County have  
20    some kind of a height restriction for --

21                    MR. PIERCE: They do. Freestanding signs I



1 believe are a maximum of 20 foot tall --

2 MR. SMALL: Yes.

3 MR. PIERCE: -- in the Zoning Code.

4 MR. SMALL: Yeah, um-hum.

5 MR. PIERCE: And you're limited to like 200  
6 square feet of signage.

7 MR. SNEE: But the answer is there is a  
8 Code in place that governs signs.

9 MR. MCGRAW: Okay. So, if I'm interested  
10 in a leasing that building I can do that?

11 MR. SNEE: Yes, sir.

12 MR. MCGRAW: Because I was thinking about  
13 putting a tattoo parlor in.

14 MS. HARLOW: Oh, my gosh.

15 MR. MCGRAW: We need one up here in Forest  
16 Hill.

17 (Laughter.)

18 MS. HARLOW: That would be great. Can we  
19 get a Starbucks, by any chance?

20 (Laughter.)

21 MR. MCGRAW: I'm being facetious.

1 MR. SNEE: All right. And --

2 MS. HARLOW: I'm sorry; I have one thing.  
3 I'm not going to stand up. Diane Harlow.

4 I will say -- and by the way, please thank  
5 the Kleins for at least mowing part of the lawn. That  
6 was nice. But the other thing, the signs -- I actually  
7 called your office on Wednesday to ask when the signs  
8 were going up because I took down on Tuesday of this  
9 week -- Tuesday of last week the development sign for  
10 the DAC Meeting that had been sitting there forever,  
11 and there was not a Community Input Meeting sign there.

12 And then when I -- and then whoever I spoke  
13 with said they would be going up that day. And they  
14 weren't. But on Thursday they were, as I came back  
15 from wherever I had been.

16 MS. PINEDA: Yes.

17 MS. HARLOW: And then the men were mowing  
18 the lawn, and I watched one of them knock one of them  
19 over. And I have no idea if he knocked the other one  
20 over.

21 MS. PINEDA: They were both down.

1 MS. HARLOW: But I did see that they were  
2 back up I think on Friday -- or I might have my dates  
3 wrong, because I'm not quite sure what today is.  
4 Tuesday. But at any rate, they actually were only  
5 posted for like two or three full days.

6 MR. SNEE: Well, I put them up myself,  
7 Ms. Harlow, on June 29th, 2009. I put them both up.  
8 So I know they went up on that date. And the challenge  
9 we have is keeping them up because people rip them  
10 down.

11 MS. HARLOW: I know they do.

12 MR. SNEE: So when I drove by there and I  
13 noticed they were down, we sent up Stephen Decker,  
14 who's our intern, and I said, see if they're lying  
15 beside the stakes. Because when you saw it the stakes  
16 were still in the ground.

17 MR. METTEE: Yeah.

18 MS. HARLOW: They were absolutely.

19 MR. SNEE: So, fortunately the signs were  
20 torn down and he just reattached them.

21 MS. HARLOW: Right.

1 MR. SNEE: But it is a problem.

2 MS. HARLOW: And it is, and I -- I do feel  
3 for you because I -- I understand that it's got to be  
4 very frustrating for you all, and I know you live in  
5 the area, so I know that you can just hop up there and  
6 see. But because I live in the area I notice it, too,  
7 every time I drive by.

8 And it -- it really -- when I see this  
9 little bit of this -- these few people come -- you  
10 know, they're not the easiest thing to see anyway. You  
11 literally have to get out of your car and go walk to  
12 read them the way they were put today or the last  
13 couple of days. And I understand that. You're doing  
14 it so people won't get out, I guess, and rip them off.

15 But unless you get The Aegis or unless you  
16 go online and look, which most people don't, you know,  
17 you don't know. And it's -- I do thank you for  
18 bringing the time to 7:00 because we asked for that  
19 last time.

20 MR. SNEE: Thank Mr. Pierce.

21 MS. HARLOW: So, thank you very much. So,

1   there are some good things, but I -- you know, I just  
2   wanted to let you know on that. And I'm finished.

3               MR. SNEE: Well, thank you.

4               Anything else?

5               (Hand raised.)

6               MR. MCGRAW: Do you have any pictures like  
7   that one on the left with a bigger macroscopic instead  
8   of the microscopic?

9               MR. SNEE: Oh, would you like something  
10   bigger, Mr. McGraw?

11              MR. MCGRAW: I mean, do you have that  
12   macroscopic view available to distribute?

13              MS. TURNER: All we have is what you have.

14              MR. MCGRAW: Okay. This is the new one?

15              MS. TURNER: Right.

16              MS. HARLOW: Can we get that? Could you  
17   download it to -- and e-mail it to us?

18              MR. SMALL: Yes.

19              MS. TURNER: If you can e-mail it down to  
20   me I can send it to you.

21              MR. PIERCE: We can do that.

1 MS. TURNER: Do I have your e-mail on here?

2 MS. HARLOW: I didn't put my e-mail this  
3 time.

4 MS. TURNER: If you --

5 MR. SNEE: Why don't you see Sue after the  
6 meeting --

7 MS. HARLOW: Okay.

8 MR. SNEE: -- and we can get that.

9 MS. TURNER: Or --

10 MR. SMALL: Are they --

11 MS. TURNER: Okay.

12 MR. SNEE: Substantively are there any  
13 further questions or comments?

14 MS. TURNER: I'll get it.

15 MR. SMALL: Okay.

16 MS. PINEDA: I just have one more.

17 MR. SNEE: Yes, ma'am. Again, just state  
18 your name for the court reporter.

19 MS. PINEDA: Debbie Pineda, 2023 Brandy.

20 When you -- I know that you have certain  
21 things that you have to do. Is your priority at these

1 meetings as far as notification -- does notification go  
2 out to the different community associations?

3 MR. SNEE: It goes on a legal basis to the  
4 adjacent property owners. Now, in --

5 MS. PINEDA: Which means what?

6 MR. SNEE: What we do is we get the State  
7 Department records --

8 MS. PINEDA: Um-hum.

9 MR. SNEE: -- and whoever is adjacent to  
10 the Klein property we give notifications to. Now, as I  
11 recall, we did give a notice to --

12 MS. PINEDA: Yeah. But I thought when we  
13 were doing the -- the initial Kohl's, what, a year half  
14 ago, we -- number one, we all gave our e-mail addresses  
15 so we could be notified of these meetings. And then I  
16 thought we -- then I thought it narrowed down that the  
17 presidents of the community associations would be  
18 notified in order to get that information out to them.  
19 Because I think we have like six or seven different  
20 communities.

21 I'm -- I'm a little concerned personally

1 because I have a Board that isn't represented here at  
2 all, and I would like to know if they were notified and  
3 why that information wasn't given out to our community  
4 in particular.

5 MR. SNEE: The association that was  
6 notified was Forest Lakes Subdivision Association, Inc.

7 MS. PINEDA: Well, that's --

8 MR. SNEE: Because they own open space, and  
9 the open space is adjacent -- well, it's really  
10 catty-corner from the property. I don't know if it's  
11 adjacent or not. But we sent the notice there.

12 MR. SMALL: That's the largest --

13 MR. METTEE: Yeah, that's --

14 MR. SMALL: -- association.

15 MS. HARLOW: That's mine. You're kidding?  
16 Oh, see, that's ridiculous.

17 MS. PINEDA: See, our presidents aren't  
18 doing --

19 MR. SMALL: Well --

20 MS. PINEDA: -- are having trouble getting  
21 it out to us, so --



1 MR. SNEE: But just to be certain so you  
2 know --

3 MS. PINEDA: Yeah.

4 MR. SNEE: -- the law requires the adjacent  
5 property owners, one of whom because they do own open  
6 space, we did notify. The rest were individual  
7 property owners or commercial property owners or the  
8 Board of Education of Harford County.

9 MS. PINEDA: I thought we were just  
10 reassured that particularly that one very large meeting  
11 that we had that when we gave our e-mail addresses that  
12 that had some significance in getting information to us  
13 about subsequent plans.

14 MR. SNEE: You know, there were so many  
15 meetings I can't really say for sure.

16 MS. PINEDA: I know.

17 MR. SNEE: But I know some of them --

18 MS. PINEDA: The one that was --

19 MR. SNEE: -- were voluntary --

20 MS. PINEDA: -- the largest one we had in  
21 Forest Lakes Elementary --

1 THE COURT REPORTER: Excuse me, ma'am. If  
2 you could just let him finish.

3 Go ahead, Mr. Snee.

4 MR. SNEE: Some were voluntary in nature --

5 MS. PINEDA: Um-hum.

6 MR. SNEE: -- that quite frankly we  
7 expanded the scope --

8 MS. PINEDA: Um-hum.

9 MR. SNEE: -- to include everyone.

10 MS. PINEDA: Um-hum.

11 MR. SNEE: That may have been some of  
12 that --

13 MS. PINEDA: Um-hum.

14 MR. SNEE: -- and may not have been in the  
15 community input status. I just don't remember.

16 MS. PINEDA: Okay. All right.

17 MR. SNEE: Okay. Did you want to finish  
18 thought? Because I did cut you off.

19 MS. PINEDA: No, I -- I'll take it from  
20 there.

21 MR. SNEE: Okay.

1 (Hand raised.)

2 MR. METTEE: John Mettee.

3 In reference to your concern about the  
4 associations, don't feel bad, because none of the  
5 association presidents tell us anything --

6 MS. PINEDA: I know.

7 MR. METTEE: -- whether it's Rosefields or  
8 whoever it is, so --

9 MS. HARLOW: Forest --

10 MR. METTEE: I'm a past -- I'm a past  
11 president, so I get upset when I don't hear nothing.

12 MR. SMALL: Okay.

13 MR. SNEE: Well, again, we thank you for  
14 coming. You don't need a Community Input Meeting to  
15 contact us, 893-7500. Fred Ward, 838-7900. And if you  
16 have any questions, call us anytime. And we thank you  
17 for your time tonight.

18 (Community Input Meeting adjourned at  
19 7:31 p.m.)

20

21

1 State of Maryland  
2 County of Harford, to wit:  
3

4 I, Sandra A. Judd, a Notary Public of  
5 the State of Maryland, County of Harford, do hereby  
6 certify that the within-named proceedings took place  
7 before me at the time and place herein set out.

8 I further certify that the proceedings  
9 were recorded stenographically by me and this  
10 transcript is a true record of the proceedings.

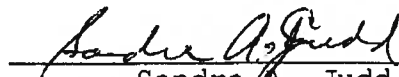
11 I further certify that I am not of  
12 counsel to any of the parties, nor an employee of  
13 counsel, nor related to any of the parties, nor in  
14 any way interested in the outcome of this action.

15 As witness my hand and notarial seal  
16 this 20th day of July, 2009.

17

18

19

  
Sandra A. Judd  
Notary Public

20 My Commission Expires:

21 August 1, 2009